

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
October 23, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: **October 8, 2009**

Project Name: **IMMELMAN HANGARS AT GROVE FIELD 2**

Case Number: **PSR2009-00037; SEP2009-00078; CRA2009-00003**

Location: **NW Corner of NE 267th Avenue and SR-500 Intersection**

Request: **The applicant is requesting site plan approval to construct 8 hangers located on 19.06 acres in the Airport zoning district.**

Applicant: MSE Planning & Engineering Inc.
16105 NE 89th Street
Vancouver, WA 98682
(360)883-0686; (866)652-4063 fax
Samuel@msepe.com

Contact Person: Samuel Moss
16105 NE 89th Street
Vancouver, WA 98682
(360)883-0686; (866)652-4063 fax
Samuel@msepe.com

Property Owner: Port of Camas Washougal
24 South A Street
Washougal, WA 98671

Zoning: A

Comp Plan Designation: Rural-5

Parcel Number(s): 175474-000, 175478-000

Township: 2 North **Range:** 3 East **¼ of Section:** SE 26

Applicable Code Sections : 40.520.040, 40.385 and 40.350

Neighborhood Contact:
Washougal River Neighborhood Association
Kevin Addis
512 NE 302nd Avenue
Washougal, WA 98671

Staff Contact Person:
Richard Daviau, Planner, (360) 397-2375, ext. 4895
E-mail: richard.daviau@clark.wa.gov

Michael Butts, Team Leader, (360) 397-2375, ext.4137

Please email SEPA comments to: Richard.Daviau@clark.wa.gov
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Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box
9810, Vancouver, WA 98666-9810

Application Filing date: September 10, 2009
Fully Complete Date: September 24, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375;
Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

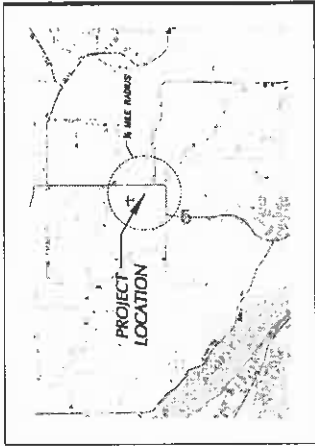
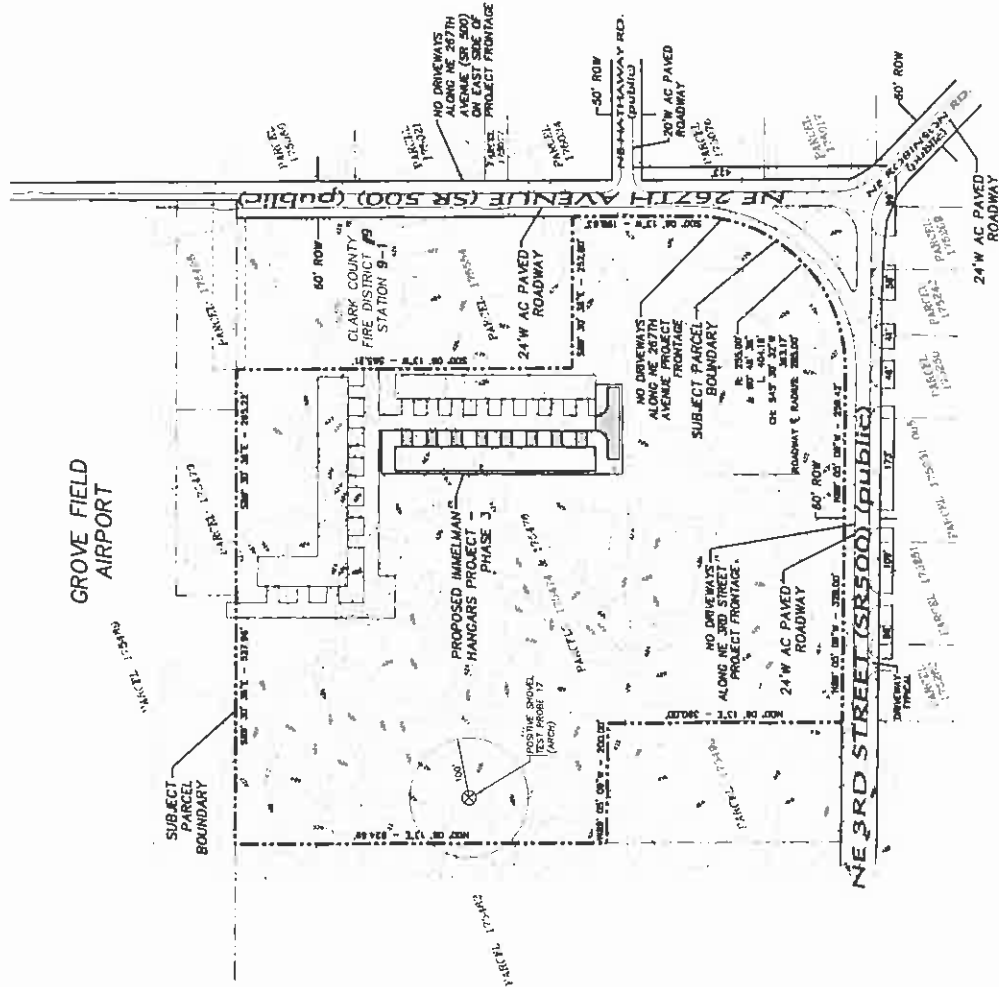
Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

IMMELMAN HANGARS AT GROVE FIELD - 2

PRELIMINARY SITE PLAN
SE 1/4 OF THE SE 1/4, SECTION 26, T2N R3E.W.M.
CLARK COUNTY, WASHINGTON



VICINITY MAP

APPLICANT/CONTACT:
USE PLANNING & ENGINEERING
SAMUEL J. MOSS
1429 NW SE 30TH AVE
VANCOUVER, WA 98682
PH: (360) 831-0686
FAX: (360) 831-0683
samuel@usepa.com

OWNER:
PORT OF CANAS/WASHOUGAL
24 SOUTH A STREET
VANCOUVER, WA 98671
PH: (360) 835-2186
FAX: (360) 835-2187

DIRECTOR'S CONTACT:
SCOTT WALSTRA
PH: (360) 835-2186, EX 113
EMAIL: ScottWalstra@portcanas.com

DEVELOPER:
IMMELMAN HANGARS AT GROVE FIELD, LLC
1429 NW SE 30TH AVE
VANCOUVER, WA 98682
GroveField@imelmanhangars.com

SITE INFORMATION:
PARCEL NOS: 175474-000 & 175476-000
(LOT COMBINATION COMPLETED WITH "SR2009-00019")
ZONING: "A"
PARCEL AREAS:
175474-000 = 454,781 SQ FT, 10.53 ACRES
175476-000 = 271,951 SQ FT, 6.23 ACRES
TOTAL = 726,732 SQ FT, 16.76 ACRES

PRELIMINARY SITE PLAN

strata design llc
2409 NE SANDY BOULEVARD, #209
PORTLAND, OR 97232
(503) 839-3294
(503) 839-4133



SHEET
2 OF 3

SW 1/4 of Section 26 T2R3E WM

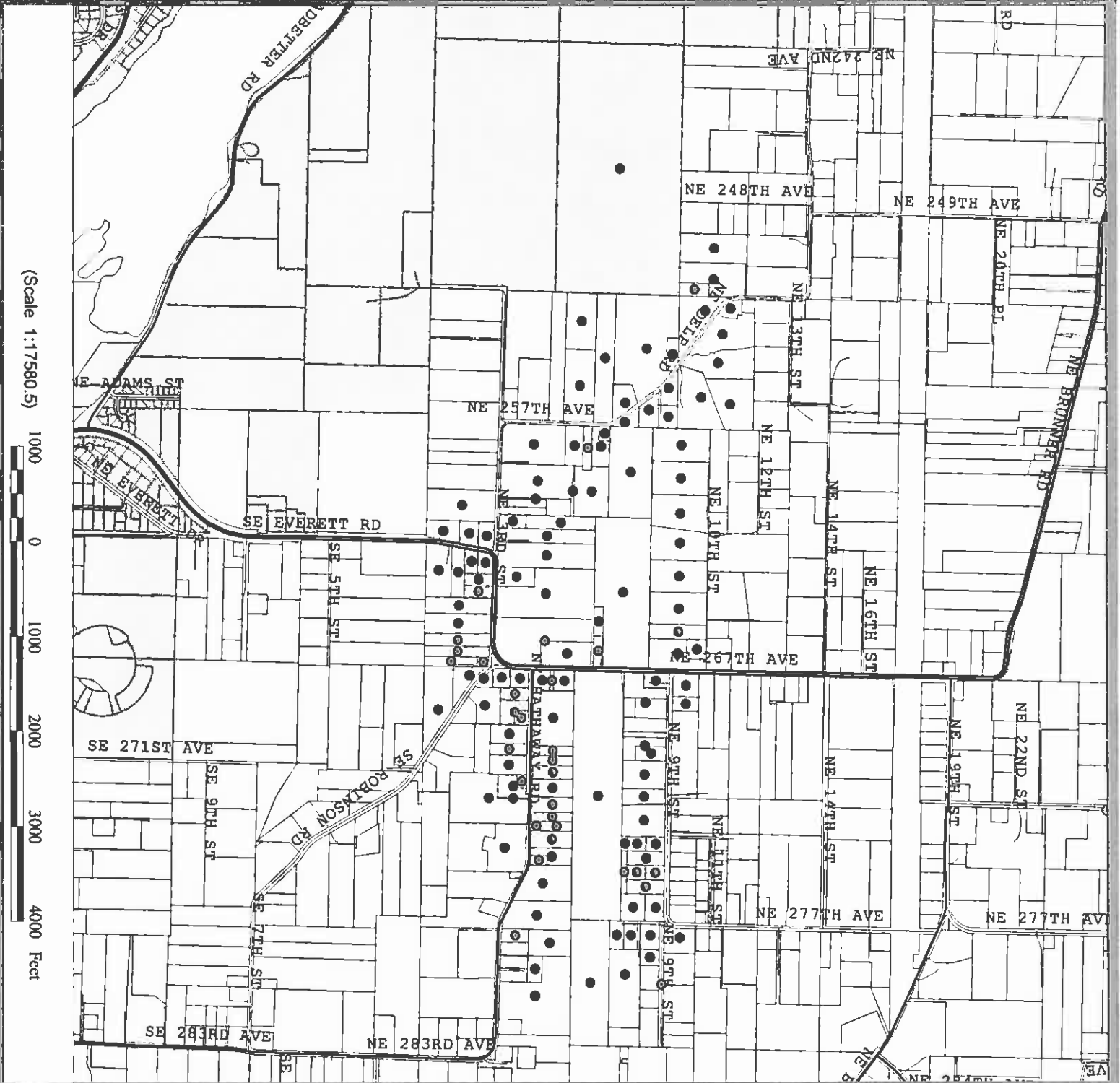
- Major Roads
 - State
 - State On-Ramp
 - Interstate
 - Interstate On-Ramp
 - Primary Arterial
 - Arterial
- Roads
 - Municipal Jurisdiction
 - Unincorporated
 - Incorporated

Community Development (Development Serv

<Empty Picture>

Plot Date: Oct 8, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:17580.5)

